HILLS
PROPERTY CONSULTANTS

Flat , The Manor House, High Street, Newnham
£160,000

1 bedroom flat for sale | Leasehold

At first glance

- Offered with NO onward chain
- No ground rent payable
- Become part of the leasehold company
- Convenient location
- Scope for modernisation
- Situated on Newnham's popular high street.
- 1 bedroom
- 2 allocated parking spaces
- Easily accessible

In detail

A well-loved and spacious one bedroom ground floor flat with two allocated parking spaces, situated in the well-sought after village of Newnham-on-Severn.

This property is perfect for those looking for a convenient way of living, being both on the ground floor and with direct access onto Newnham's high street. This space offers scope for modernisation and for someone to put their own individual stamp on the property.

This property offers comfortable living accommodation set on the ground floor. Internally, it comprises; entrance hall, lounge/diner, kitchen, bedroom and bathroom. Externally, the property is accessed via Newnham's high street and to the rear, there are two allocated parking spaces.

Located in the heart of the historic village of Newnham, which sits on the banks of the River Severn and is rich with history dating back to Roman times. This picturesque village now offers great opportunities for all age groups, with a range of amenities to include Village shop, library, Galleries, Cafes, Pub.

A wider range of facilities and activities also available throughout the Forest of Dean including an abundance of woodland and river walks. The Severn Crossings and M4 towards London, Bristol and Cardiff are easily reached from this area along with the cities of Gloucester and Cheltenham for access onto the M5 and the Midlands.

Council Tax Band: B (Forest of Dean District Council)
Tenure: Leasehold (999 years)
Service Charge: £102.3 per month
Share of Freehold.
Building insurance contribution for 2024/2025 (paid annually) - £398.42
Parking options: Driveway
Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains
Sewerage: Mains
Restrictions: Lease restrictions
Rights & easements: Shared driveway

Entrance hall
w: 4' x l: 8' 4" (w: 1.22m x l: 2.54m)
Telephone entry system, radiator, sash window to side aspect, access through to lounge/dining room.

Lounge/diner
w: 15' 11" x l: 30' 1" (w: 4.85m x l: 9.17m)
Feature fireplace with cast surround, marble hearth and gas fire inset, radiators, carpeted flooring, sash windows to front aspect with views of Newnham high street.

Kitchen
w: 8' 6" x l: 13' 2" (w: 2.59m x l: 4.01m)
Fitted units at eye and base level with worktop space, sink unit with mixer tap and drainer, four-ring gas hob with electric oven beneath and extractor hood above, space and plumbing for dishwasher and washing machine/dryer, central heating thermostat controls, radiator, tiled flooring, sash window to side aspect, stairs leading up to inner hallway.

Hall
Access to the boiler cupboard which houses the gas fired central heating and domestic hot water boiler, access to loft space, sash window to side aspect, access through to bedroom and bathroom.

Bedroom 1
w: 11' 5" x l: 12' 1" (w: 3.48m x l: 3.68m)
Radiator, carpeted flooring, sash window to side aspect.

Bathroom
w: 6' 5" x l: 7' (w: 1.96m x l: 2.13m)
Bath with mixer taps and shower attachment, WC, wash hand basin, tiled splash backs, radiator.

Outside
There is a block paved driveway to the left hand side of the property which leads to parking spaces for all residents. There are two allocated parking spaces for this property.

Services
Mains water, electric, gas and drainage connected.
** The heating system and services, where applicable, have not been tested. **

Maintenance charge
Current service charge for flat 2 is £102.30 per month.
Building insurance contribution for 2024/25 (paid annually) is £398.42.

Viewings
By prior appointment with Hills.

Please note
Each flat owner owns 1 standard share of the company (6 shares in total). Freeholder: The Manor House (Newnham) Limited. Incorporated Dec 1993

Rates
Council Tax Band: B

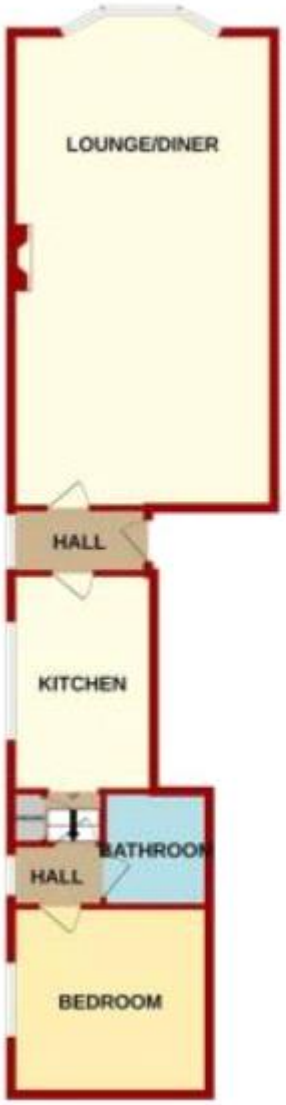
Please refer to https://www.counciltax.info/council/forest_of_dean for prices in the Forest of Dean and https://www.gov.uk/council-tax-bands for the Tax Band.

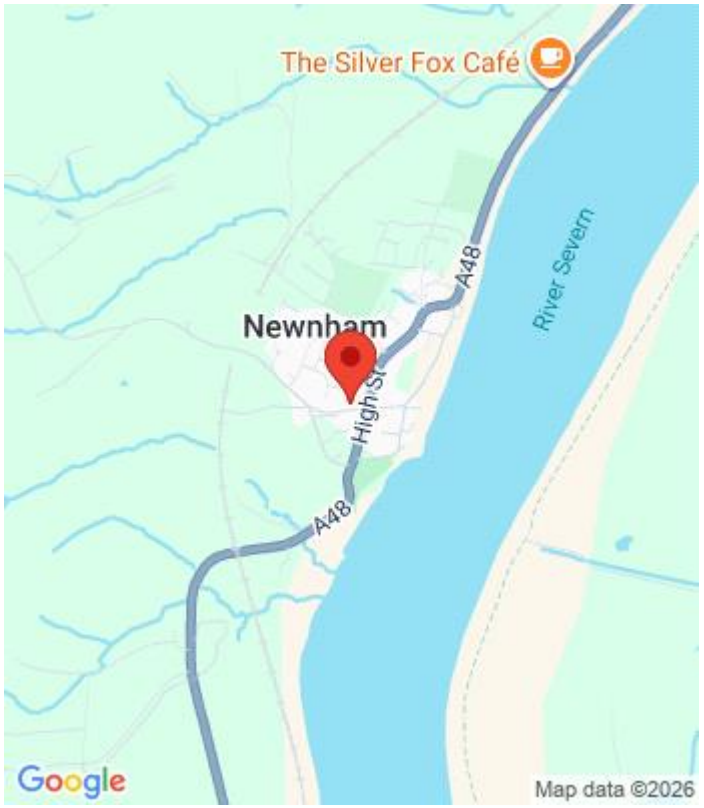
Water Rates
Severn Trent - to be advised.

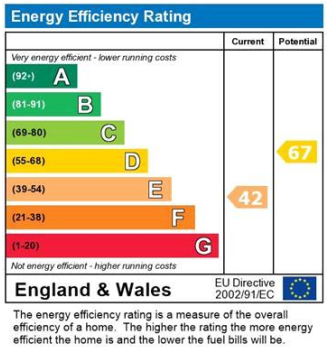
Money Laundering Regulations
To comply with MLR, all prospective purchasers will be asked to produce ID documentation at the time of making an offer. We kindly ask for

your cooperation during this.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.







The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

HILLS
PROPERTY CONSULTANTS

Viewing by appointment only
Hills Property Consultants
U1 Central House, Dean Road, Newnham, Gloucestershire GL14 1AB
Tel: 01594801261 Email: property@hillspc.co.uk Website: www.hillspc.co.uk